



# MEXICO HOTEL FOR SALE

Reference Code: RHC25252

# DESCRIPTION

The asset comprises two hotels together with a high-traffic commercial plaza, creating an integrated real-estate ecosystem with diversified revenue streams, strong operational performance.

- Asset type: 2 hotels + commercial plaza.
- Land area: 6,437 m<sup>2</sup>.
- Total built area: 62,764 m<sup>2</sup>.
- Swimming pool: heated and covered.
- Hotel category: 4-star superior.
- Current operator: International hotel brand under a 15-year operating agreement.
- Net Yield: 7,05% annually

**Price: USD 85,000,000 + fees**



A photograph of a modern hotel room. In the foreground, a large bed with white linens and a patterned duvet is visible. To the left, a beige sofa with a floral pillow sits near a window with sheer white curtains. In the background, a dark wooden door is partially open, and a wall-mounted lamp is visible. The room has a clean, contemporary feel with neutral tones.

# CHARACTERISTICS

## Luxury Facilities & Operational Capabilities

- 172 upscale rooms and suites built to international brand standards.
- 14 premium meeting rooms, ideal for conferences, corporate events, seminars, and banquets.
- Multiple restaurants and bars with capacity for guests, corporate visitors, and external clientele.
- 220-space parking facility, a key differentiator in dense urban hotel markets.

## Strategic Location

Located in the premium corporate district of Santa Fe in Mexico City, the asset benefits from:

- Strong demand from national and international corporate travelers.
- Proximity to financial hubs, multinational headquarters, and major commercial centers.



# ECONOMIC FINANCIAL ANALYSIS

## Operating Assumptions (2021-2024)

- ADR 2021-2023: USD 120-140.
- Projected ADR 2024: USD 150.
- Occupancy 2021-2023: 63%-67%.
- Projected occupancy 2024: 70%.

## Estimated 2024 Revenue:

- Rooms: ~USD 150 ADR × 70% occupancy × 365 days × 172 rooms = USD 6,598,200.
- F&B + Events: USD 4,800,000.
- Retail & other income: USD 2,200,000.

Total estimated revenue: USD 13,598,200.

Estimated operating costs: ~USD 6,000,000.

GOP (Gross Operating Profit):  $13,598,200 - 6,000,000 = \text{USD } 7,598,200$ .

Estimated Net Profit: ~ USD 5,992,500.

Estimated Cap Rate:  $5,992,500 / 85,000,000 = 7.05\%$  annual



# MEXICO CITY

THIS OPPORTUNITY IS IDEAL FOR INSTITUTIONAL INVESTORS, HOTEL GROUPS, REITS,  
AND FAMILY OFFICES SEEKING A SECURE AND HIGH-PROFILE ASSET WITH LONG-TERM  
VALUE CREATION.

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